

MEMORANDUM

October 6, 1977

TO: BOSTON REDEVELOPMENT AUTHORITY  
FROM: Robert F. Walsh, Director  
SUBJECT: BOARD OF APPEAL REFERRALS

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Hearing: 10/18/77

Petition No. Z-3968  
Dorothy More  
319 Kittredge Street, Roslindale  
near Beech Street

Two-story day care structure and one-story storage structure -  
residential (R-.5) district.

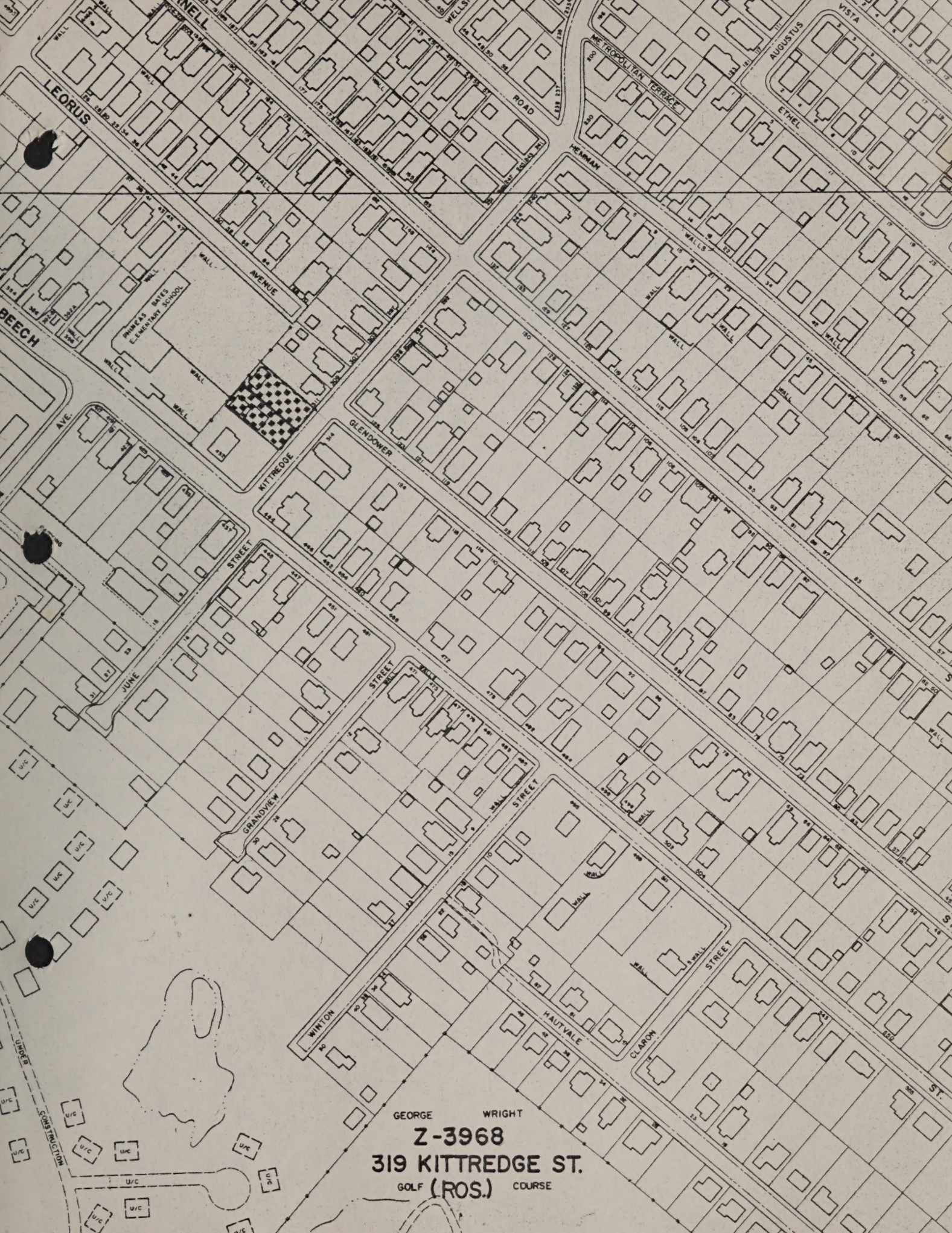
Purpose: to change occupancy from storage to day care center.

Violations:

Section 8-7. A day care center is conditional in an R-.5 district.

Day care center has operated since 1974 (with approval of the Authority and the Board of Appeal) and is licensed to accommodate 42 children. Storage structure abuts side of main facility. Additional space is required to comply with 35-square-foot-per-child requirement of state Office for Children. No increase in number of children. Recommend approval with proviso.

VOTED: In reference to Petition No. Z-3968, brought by Dorothy More, 319 Kittredge Street, Roslindale, for a conditional use for a change of occupancy from storage to day care center in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with the following proviso: that an enclosed passageway be provided for children between main and auxiliary facility.



GEORGE WRIGHT

Z-3968

319 KITTREDGE ST.

GOLF (ROS.) COURSE

Board of Appeal Referrals 10/6/77

Hearing: 10/18/77

Petition No. Z-3975  
M & B Realty Trust  
115 Halleck Street, Roxbury  
at Prentiss Street

Two-story masonry structure - manufacturing (M-2) district.

Purpose: to change occupancy from storage to private club.

Violations:

Section 8-7. A private club is conditional in an M-2 district.

Section 23-2. Off-street parking not provided on same lot as main use.

Proposed club, with a capacity of 276 persons, would be inappropriate at this location, directly opposite a public housing project (Mission Hill Extension). Although petitioner has made arrangements to provide parking at nearby Wentworth Institute lot, the use would intensify existing vehicular congestion and increase unwanted curb parking. Recommend denial.

VOTED: In reference to Petition No. Z-3975, brought by M & B Realty Trust, 115 Halleck Street, Roxbury, for a change of occupancy from storage to private club in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends denial. Proposed club (capacity 276 persons) would be inappropriate at this location, directly opposite a public housing project (Mission Hill Extension). Use would intensify existing vehicular congestion and increase unwanted curb parking.



Z-3075

115 HALL ST

(BOX)

Board of Appeal Referrals 10/6/77

Hearing: 10/18/77

Petition No. Z-3976  
Cyrus L. Jacobs  
396-398 Amory Street, Jamaica Plain  
near Green Street

2,050 square feet of land - manufacturing (M-1) district.

Purpose: to erect eight-foot-high chain link fence.

Violations:

Section 18-1. Fence may not exceed five feet in height within required front yard.

Section 20-1. Fence may not exceed six feet in height within required rear yard.

Fence is existing. Property is used for parking of trucks and cars related to adjacent business. Abutting property is 2½-story residential dwelling. Fence should comply with code requirements. Recommend denial.

VOTED: In reference to Petition No. Z-3976, brought by Cyrus L. Jacobs, 396-398 Amory Street, Jamaica Plain, for two variances to erect an eight-foot-high chain link fence in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends denial. Fence must comply with code requirements. There is no justification for existing illegal eight-foot fence.

Z-3976

396-398 AMORY ST.

(J.P.)



Board of Appeal Referrals 10/6/77

Hearing: 10/25/77

Petition No. Z-3981  
Benjamin, Harold L. and Moses Waterman,  
Trustees  
150-158 Fairmount Avenue, Hyde Park  
at Truman Highway

One-story masonry structure - residential (R-.8) and local business (L-.5) districts.

Purpose: to change occupancy from garage to rental of U-Haul trucks and trailers; sale of related items; hitch installation; minor repair, maintenance, and accessory storage of trucks and trailers; underground storage and dispensing of petroleum products; temporary storage of customer goods.

Violation:

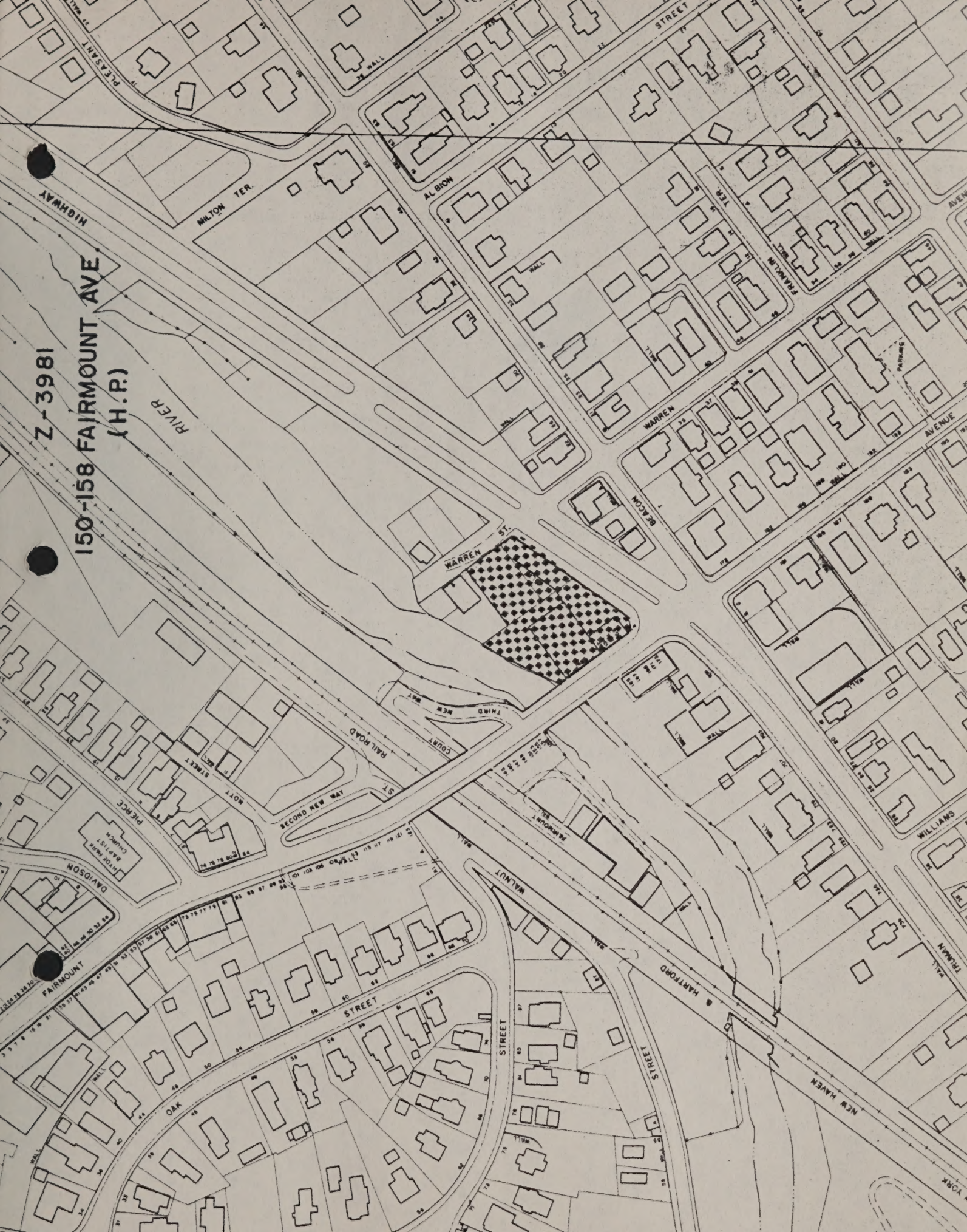
Section 9-2. A change in a nonconforming use requires Board of Appeal approval.

Property has been vacant for several months. Proposal is consistent with former auto sales and service use of many years. Adequate exterior storage would be provided. Occupancy and improvement of structure will enhance area. Recommend approval with provisos.

VOTED: In reference to Petition No. Z-3981, brought by Benjamin, Harold L., and Moses Waterman, Trustees, 150-158 Fairmount Avenue, Hyde Park, for a change in a nonconforming use for a change of occupancy from garage to rental of U-Haul trucks and trailers; sale of related items; hitch installation; minor repair, maintenance, and accessory storage of trucks and trailers; underground storage and dispensing of petroleum products; temporary storage of customer goods in residential (R-.8) and local business (L-.5) districts, the Boston Redevelopment Authority recommends approval with the following provisos: that all repair and service of vehicles be performed within the building; that customer parking be confined to lot; that adequate landscaping be provided.

Z-3981

150-158 FAIRMOUNT AVE  
(H.P.)



Board of Appeal Referrals 10/6/77

Hearing: 10/25/77

Petition No. Z-3987  
Robert J. Allen  
94 Safford Street, Hyde Park  
near Melba Way

1½-story frame structure - single-family (S-.5) district.

Purpose: to enclose existing porch.

Violation:

	<u>Required</u>	<u>Proposed</u>
Section 19-1. Side yard is insufficient.	10 ft.	5 ft.

Violation is technical and existing. No objection from abutters.  
Recommend approval.

VOTED: In reference to Petition No. Z-3987, brought by Robert J. Allen, 94 Safford Street, Hyde Park, for a variance to enclose an existing porch in a single-family (S-.5) district, the Boston Redevelopment authority recommends approval. Violation is technical and existing. No objection from abutters.



Z-3987  
94 SAFFORD ST.  
(H.P.)

WESLEY G. ROSS  
PLAYGROUND

GREENWOOD  
SQUARE

Board of Appeal Referrals 10/6/77

Hearing: 10/25/77

Petition No. Z-3990  
West Park Realty, Inc.  
1605 VFW Parkway, West Roxbury  
near Eastwood Circuit

One-story masonry structure - manufacturing (M-2) district.

Purpose: to move existing sign on front face of building to top of roof covering walkway.

Violation:

Section 11-2. A sign attached to a canopy may not extend above top of canopy.

Sign, 3' x 23', identifies "Edmund's Subs" restaurant and is located at front entrance behind open walkway. Staff is of the opinion that sign can be designed and erected to conform with code. Recommend denial.

VOTED: In reference to Petition No. Z-3990, brought by West Park Realty, Inc., 1605 VFW Parkway, West Roxbury, for a conditional use to move existing sign in a manufacturing (M-2) district, the Boston Redevelopment authority recommends denial. Sign could be designed and erected to conform with the code.



Z-3990  
1605 VFW PARKWAY  
(W.R.)

CALEDONIAN

AVE.

EASTWOOD

STIMSON

STIMSON

PARKING

PARKING

PARKING

HIGHWAY

AVENUE

ABANDONED

NEW HAVEN

FAIR LANE

KEYSTONE

STIMSON

STIMSON

STIMSON

STIMSON

STIMSON

STIMSON

STIMSON

CITY OF  
BOSTON  
DEPT. OF  
PUBLIC  
WORKS

FOREIGN

STIMSON  
ST.

NEW HAVEN  
STREET

STIMSON

Board of Appeal Referrals 10/6/77

Hearing: 10/25/77

Petition No. Z-3993  
David J. Donovan  
100 Lasell Street, West Roxbury  
at Lyall Street

1½-story frame structure - single-family (S-.5) district.

Purpose: to erect 1½-story addition to one-family dwelling; to erect shed dormer at rear.

Violation:

	<u>Required</u>	<u>Proposed</u>
Section 20-1. Rear yard is insufficient.	40 ft.	20 ft.

Expansion will provide more living space for petitioner and his family. Rear yard violation is existing with no adverse effect. Recommend approval.

VOTED: In reference to Petition No. Z-3993, brought by David J. Donovan, 200 Lasell Street, West Roxbury, for a variance to erect a 1½-story addition to a one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. Rear yard violation is existing with no adverse effect.

Z-3993

200 LASELL ST  
(W.R.)

JOSEPHS  
METER



Board of Appeal Referrals 10/6/77

Hearing: 10/18/77

Petition No. Z-3996  
Commonwealth of Massachusetts  
Department of Public Works  
156 Rowe Street, Roslindale  
at Seymour Street

2½-story masonry structure - residential (R-.5) district.

Purpose: to change occupancy from school to fourteen elderly housing apartment units.

Violations:

	<u>Required</u>	<u>Proposed</u>
Section 8-7. A multi-family dwelling is forbidden in an R-.5 district.		
Section 14-1. Lot area is insufficient.	2 acres	33,812 sf

Former Weld School structure is vacant, boarded, vandalized, and a neighborhood nuisance. Local community has participated in selection of developer and in review process. Sitting areas and adequate parking will be provided. Site is proximate to new Cliffmont elderly housing. Recommend approval with proviso.

VOTED: In reference to Petition No. Z-3996, brought by the Commonwealth of Massachusetts Department of Public Works, 156 Rowe Street, Roslindale, for a forbidden use and a variance for a change of occupancy from a school to fourteen elderly housing apartment units in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review.

**Z-3996  
156 ROWE ST.  
(ROS.)**



Board of Appeal Referrals 10/6/77

Hearing: 10/25/77

Petition No. Z-3999  
Maribar Realty Trust  
404-420 Warren Street, Roxbury  
near Quincy Street

One-story masonry structure - apartment (H-1) and local business (L-1) districts.

Purpose: to change occupancy from bank, offices, and garage to bank, offices, garage, interior and exterior display and sale of used cars, and auto body shop.

Violations:

Section 8-7. Repair shop garage is forbidden in an H-1 district and conditional in an L-1 district.

Section 8-7. Sale of automobiles within a structure is forbidden in H-1 and L-1 districts.

Section 8-7. Outdoor sale or display for sale of motor vehicles is forbidden in an L-1 district.

Used car and auto body shop uses are undesirable and would conflict with existing residential—local business uses in the area; the Roxbury Health Center and YMCA are located across the street. Proposal would generate additional traffic, increasing congestion at the Quincy Street intersection. Community is opposed. Recommend denial.

VOTED: In reference to Petition No. Z-3999, brought by Maribar Realty Trust, 404-420 Warren Street, Roxbury, for a change of occupancy from bank, offices, and garage to bank, offices, garage, interior and exterior display and sale of used cars, and auto body shop in apartment (H-1) and local business (L-1) districts, the Boston Redevelopment Authority recommends denial. Used car and auto body shop uses are undesirable and would conflict with existing residential—local business uses in the area; the Roxbury Health Center and the YMCA are located across the street. Proposal would generate additional traffic, increasing congestion at the Quincy Street intersection. Community is opposed.



Z-3999  
404-420 WARREN ST  
(ROX.)

Board of Appeal Referrals 10/6/77

Hearing: 10/25/77

Petitions Nos. Z-4002-4003  
Robert R. Etheridge  
1435-1435a VFW Parkway, West Roxbury  
at Spring Street

One-story masonry structure - local business (L-.5) district.

Purpose: to erect two-story gas service station—car wash structure; to erect one-story tire sales and service structure.

Violations:

Section 8-7. Gas service station and car wash are conditional in an L-.5 district.

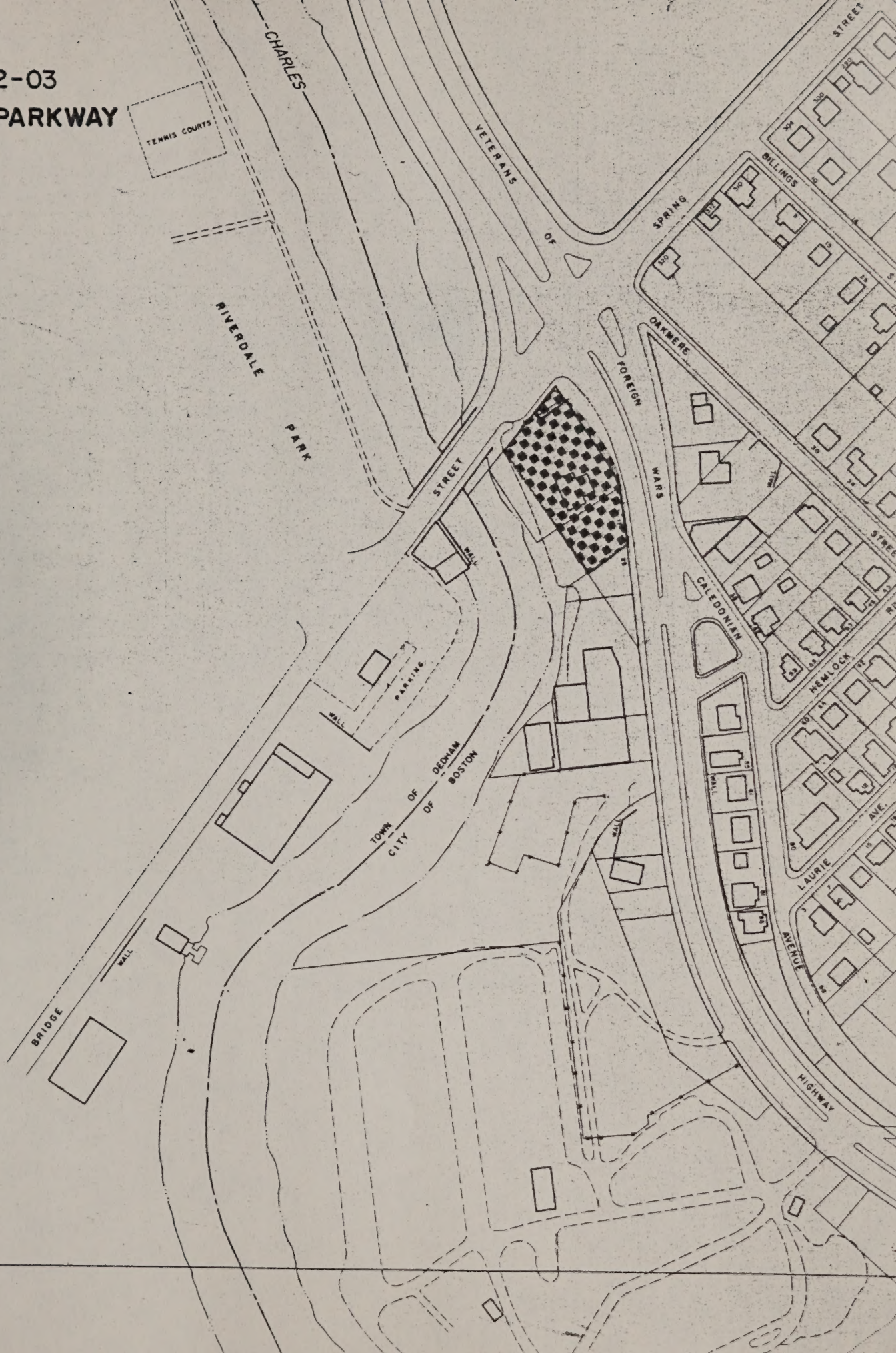
Section 8-7. Sale and installation of tires within a building is conditional in an L-.5 district.

Property is presently abandoned and deteriorated. Proposal would be consistent with several auto-related uses along this section of highway.  
Recommend approval with provisos.

VOTED: In reference to Petitions Nos. Z-4002-4003, brought by Robert R. Etheridge, 1435-1435a VFW Parkway, West Roxbury, for two conditional uses to erect a two-story gas service station and car wash structure and to erect a one-story tire sales and service structure in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval with the following provisos: that curb cuts be reduced to a minimum of 35 feet; that no curb cuts be allowed on Spring Street; that north curb cut be moved 20 feet south and designated entrance only; that south curb cut be designated exit only; that appropriate landscaping be provided especially along highway; that plans be submitted to the Authority for design review.

Z-4002-03

1435 V.F.W. PARKWAY  
(W.R.)



Board of Appeal Referrals 10/6/77

Hearing: 10/25/77

Petition No. Z-4004  
Michael Zwerdling  
93 Mozart Street, Jamaica Plain  
near Chestnut Avenue

3½-story frame structure - residential (R-.8) and manufacturing (M-1) districts.

Purpose: to legalize occupancy - three apartments and karate club.

Violations:

Section 8-7. A change in a conditional use requires Board of Appeal hearing.

Section 8-7. Karate studio is forbidden in an R-.8 district and conditional in an M-1 district.

Club is existing with no neighborhood complaints and no significant impact on this residential-manufacturing area. Recommend approval.

VOTED: In reference to Petition No. Z-4004, brought by Michael Zwerdling, 93 Mozart Street, Jamaica Plain, for two conditional uses and a forbidden use to legalize occupancy for three apartments and a karate club in residential (R-.8) and manufacturing (M-1) districts, the Boston Redevelopment Authority recommends approval. Club is existing with no neighborhood complaints and no significant impact on this residential-manufacturing area.



Z-4004  
93 MOZART ST.  
(J.P.)